

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

7A-29

Orleans

N

EAS.330

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):
Campground Road Area

Photograph



Address: 10 Hide Away Lane

Historic Name: Annie and Frank Fales Cottage

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1946

Source: Eastham Assessor

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*):

Main 1½-story house with gambrel roof demolished ca. 2023 (EAS.331, Photo 2)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.15 acres

Setting: This property is located on a short lane of small parcels between Campground Road and West Shore Drive. The parcels rise gently to the north. The surrounding area includes early-20th century cottage lots, and the area now includes modest cottages and houses from the early-20th to the early-21st centuries. The main house on this parcel was recently demolished and may be in the process of being redeveloped.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

10 HIDE AWAY LANE

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The surviving building on this parcel is a one-story, wood-frame cottage with a cross-gable form. The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles with slightly-projecting eaves. There is an unusual projection across the front (west) elevation with modern windows and paneling.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This property is connected to the cottage development around Campground Road - one of the three earliest roads to extend west to Cape Cod Bay from the central sections of Eastham. Despite the early development of the road, which was established to serve the Methodist camp meetings in the mid-19th century, the great majority of houses that border it, especially to the north, are 20th-century vernacular summer cottages and retirement houses.

One of the early subdivisions at the west end of Campground Road was recorded in 1912 by Alonzo K. Higgins. Eastham-born Alonzo K. Higgins (1846-1918) married Elizabeth W. Rogers (1847-1923) in Orleans in 1870. He was listed as a farmer in census records throughout his life, but he was also very active in cottage development in the early-20th century. The 1912 subdivision consisted of 34 "Cottage Lots" on the north side of Campground Road that included what is now the southern portion of Bay Road and West Shore Drive (Figure 2).¹ The larger parcels were later subdivided to create the interior Hide Away Lane lots, and this parcel consists of portions of Lots 6 and 16.

In 1912, Alonzo Higgins sold Lot 6 in his subdivision to William B. Higgins of Eastham.² In 1922, Alonzo also sold Lots 14-16 to William Higgins.³ The recently demolished cottage at this address was built behind the house at 700 Campground Road and occupies the rear portion of Lot 6 and a portion of Lot 16. William B. Higgins (1875-1935) married Bertha H. Brewer (1880-1933) in Eastham in 1898. William Higgins owned other parcels in the Campground area, and he was very likely related to Alonzo Higgins, but their kinship is not yet known. According to census records, William Higgins was a house carpenter, one of many in

¹ Barnstable County Registry of Deeds, Plan Book 2/ Page 123.

² Book 363/ Page 115.

³ Book 386/ Page 313.

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Eastham in the early-20th century. He almost certainly built the original larger cottage, and likely kept it as a rental property – he was listed living on Nauset Road in the 1929 Directory. Given that William Higgins did not buy Lot 16 until 1922, of portion of which comprises this parcel, it seems likely that he did not build this cottage until after 1922. According to the Eastham Tax Commitment records, starting in 1920, he was assessed for an increasing number of cottages. It is not possible to know when this cottage was built from those records, but a ca. 1922 construction date appears reasonable for the larger cottage, which had a similar gambrel roof form to the cottage Higgins built at 700 Campground Road (EAS.297) and 45 Hide Away Lane (EAS.337). That larger cottage is clearly present in the 1938 United States Geological Survey (USGS) aerial survey of Cape Cod, but the smaller cottage was not yet in place. The smaller cottage has an Assessor construction date of 1946, which may be accurate.

This property was inherited by his adopted son, John W. Higgins, after William Higgin's death in 1935. John Higgins was a widower living in North Eastham in 1941 when he sold this property (still portions of Lots 6 and 16) "with cottage thereon" [singular] to Annie E. and Frank W. Fales of Holliston.⁴ If the smaller cottage does have a ca. 1946 construction date, it would have been added by them. The Fales were living in North Eastham in 1967, when they sold it to William G. and Helen Brydon, who also hailed from the Fales' hometown of Holliston.

In 1985, this cottage was sold to Donald R. and Judith A. Turpin of Hanover, MA.⁵ They also purchased the house in front at 700 Campground Road., where they were still living in 2006 when they sold this cottage to the current owner, Theresa A. Martin, then of Harwichport.⁶ The main cottage was recently demolished.

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www.ancestry.com - Vital records.

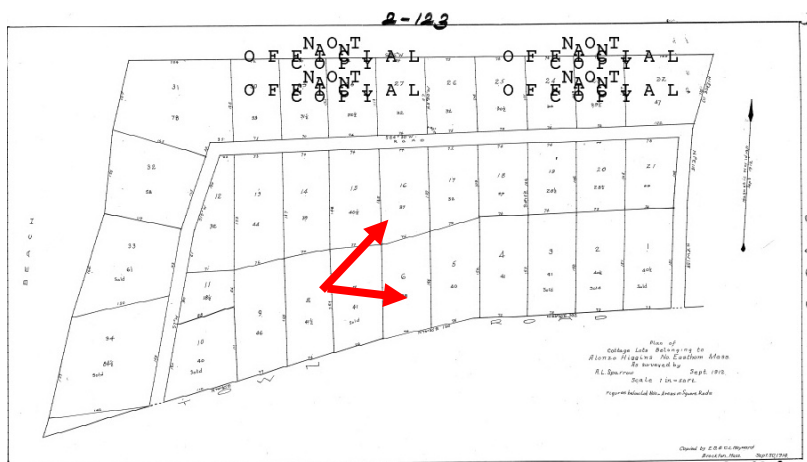


Figure 2. September 1912 Plan of Cottage Lots for Alonzo Higgins (arrow to Lots 6 and 16 added).

⁴ Book 582/ Page 369.

⁵ Book 4422/ Page 33.

⁶ Book /

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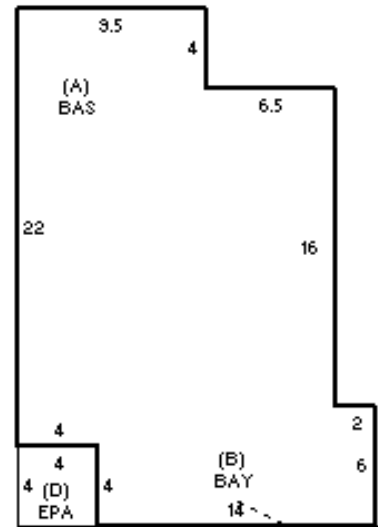


Figure 1. Assessor Sketch.



Photo 2. View of main cottage, demolished (EAS.331).



Photo 3. 1938 USGS aerial survey photo (arrow to 10 Hide Away Lane, EAS.331, added).*

*Layover of street do not align with actual streets in this 1938 photo.